
Case Number	17/04980/FUL (Formerly PP-06586335)
Application Type	Full Planning Application
Proposal	Alterations to roof including raised ridge height, gable-extensions to both sides, front and rear dormers with Juliet balcony to rear and porch to front of dwellinghouse
Location	29A Ansell Road Sheffield S11 7PE
Date Received	05/12/2017
Team	South
Applicant/Agent	Hooley Tratt Partnership Ltd
Recommendation	Grant Conditionally

Time limit for Commencement of Development

1. The development shall be begun not later than the expiration of three years from the date of this decision.

Reason: In order to comply with the requirements of the Town and Country Planning Act.

Approved/Refused Plan(s)

2. The development must be carried out in complete accordance with the following approved documents:

The drawings numbered:

680/01

680/02

Reason: In order to define the permission.

Pre Commencement Condition(s) – ('true conditions precedent' – see notes for definition)

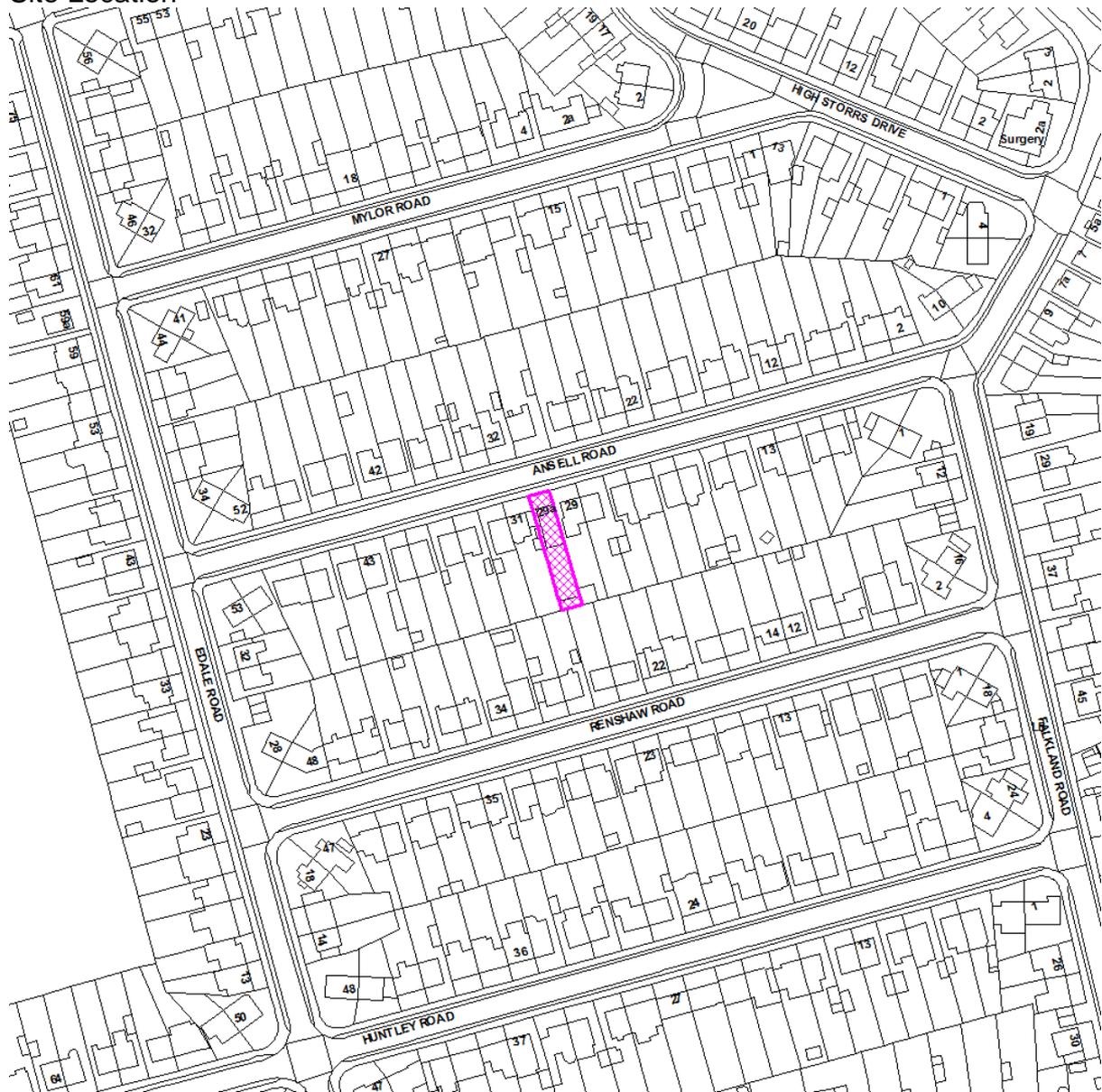
Other Pre-Commencement, Pre-Occupancy and other Stage of Development Condition(s)

Other Compliance Conditions

Attention is Drawn to the Following Directives:

1. The Local Planning Authority has dealt with the planning application in a positive and proactive manner and sought solutions to problems where necessary in accordance with the requirements of the National Planning Policy Framework.

Site Location



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LOCATION AND PROPOSAL

The application relates to a residential dwelling on Ansell Road. The property is a render, brick and slate built property that is situated within modest sized front and rear gardens. The dwelling has been extended in the past with a rear ground floor extension.

The street is wholly residential in character and dominated by semi-detached properties. The subject property is of a similar size to another detached property on the opposite side of the road (no 30), which is of a similar age to the rest of the semi-detached properties along the street. The subject property and the neighbouring dwelling on the opposite side of the street vary slightly in design, as they are detached and the neighbouring property has additional living accommodation in the roof, through the use of front and rear facing dormer windows.

This application seeks planning permission to erect a front porch and to raise the height of the roof (by 0.9m) to form additional living accommodation. The roof alterations would include the construction of side gable walls and the insertion of a front facing dormer window.

RELEVANT PLANNING HISTORY

Permission was granted consent in 2007 (referenced 07/02981/FUL) for the erection of a ground floor extension and alterations to the roof that are very similar to those proposed in this application. The alterations were approved and although the rear extension was built, the alterations to the roof were never implemented.

REPRESENTATIONS

The application was publicised in accordance with the Local Planning Authority's Statement of Community Involvement. No representations have been received in connection with this application.

PLANNING ASSESSMENT

This application relates to extensions and alterations to a dwelling house that is situated within a Housing Area as defined in Sheffield's Unitary Development Plan. The proposal would involve raising the height of the roof of the subject property and the construction of a front porch. The most pertinent planning issues that are to be assessed in the subsequent report are whether:

- The principle of the development is acceptable in terms of local and national planning policies;
- The proposal would impact upon the character and appearance of the original property and/or the wider street;
- The extensions and alterations would be acceptable in terms of their impact upon the living conditions of neighbouring properties;
- The proposal would have any adverse impact upon highway safety

Land Use Planning Policies

The National Planning Policy Framework (NPPF) requires local planning authorities to facilitate and maintain a flexible housing supply that meets the needs of local communities.

The relevant local policy documents are the adopted Unitary Development Plan (UDP, 1998) and the Sheffield Development Framework (SDF) Core Strategy document (2008). The Core Strategy provides the overall spatial strategy for the SDF over the period between 2009 to 2026.

The application seeks permission to make alterations to the existing dwelling to increase the size of the existing living accommodation. The house will remain a three bedroomed property, however, the living accommodation within the roof space would ensure that all bedrooms are reasonable in size. The dwelling is within a defined Housing Area in the UDP and the principle of extending an existing residential property for further residential purposes is considered to be acceptable in terms of UDP policy H10 and the National Planning Policy Framework.

Design and Appearance

Policy CS74 "Design Principles" of the Core Strategy states that high quality development will be expected that respect, take advantage of and enhance the distinctive features of the city, its districts and neighbourhoods.

UDP Policy BE5 "Building Design and Siting" states that good design and the use of high quality materials will be expected in all new buildings.

Policy H14 "Conditions on Development in Housing Areas" states that new development will be permitted provided that it is well designed and in scale and character with neighbouring buildings.

The above UDP policies are supported by the Supplementary Planning Guidance: Designing House Extensions, which provides an interpretation of the UDP policies and further guidance as to how the policies should be implemented.

The property is a detached property that is set within a row of semi-detached properties that are on split levels, due to the steep slope of the street. The properties are mostly traditional hipped roof, brick and render built properties, however, various properties have been extended and altered in the past, some of these extensions include hip to gable roof extensions.

The property has a hipped roof that is similar to the other properties within the street. However, as the property sits lower than both neighbouring properties and has a narrow frontage, the property is an anomaly that does not contribute greatly to the character of the street. Furthermore, the existing roof is fairly squat in terms of its proportion to the walls and this is unlike the only other detached property within the street, which has accommodation in the attic and where the roof and walls are proportioned similar to the neighbouring semi-detached buildings.

Although the SPG states that features of the original roof should be followed through into any extension, it also states that the proposal should not detract from the overall character of the street. The proposed massing of the roof would respect the other detached property within the street and would not appear out of context, given also that there are other gable end alterations within the wider area. The proposal will make the proportions of the roof more like the surrounding properties and would better reflect the topography of the street, as the building will stand taller than the neighbouring property to the west, but lower than the property to the east.

The front dormer window is of a similar to design to the dormer window on the front elevation of the neighbouring detached property. Although dormer windows are not features associated with the semi-detached properties, the dormer window aligns with the ground and first floor windows and follows SPG guideline 2. The flat roofed dormer window will mirror that of the detached property opposite and it is considered that the proposed roof extension and dormer windows will be acceptable in terms of how they relate to the wider street context.

The proposed porch would incorporate a pitched roof and would span less than 1.5 metres from the front elevation of the property. The scale and massing of the porch is in line with guideline 5 of the SPG and local policies BE5, H14 and CS74. It is considered that the proposed alterations to the built form would not detract from the general character of the street or to the distinct character of the original property. Consequently, it is considered that the massing, built form and detailing of the proposed extensions are acceptable in terms of UDP policies, BE5, H14, CS74 and paragraph 60 of the NPPF.

Living Conditions of Neighbouring Occupants

Although the alterations to the roof would increase the overall height and massing of the building, the increase in height is approximately 0.9 metres and this is not considered to be severely harmful to the living conditions of any neighbouring property. There are no windows in the side elevations of the neighbouring properties that appear to serve main habitable rooms and that are the only source of light. Moreover, as the property is set approximately 1.1 metres away from the closest neighbouring property the built form of the proposed roof is not considered to significantly overbear/ overshadow the neighbouring properties.

As the porch only projects 1.5 metres from the front elevation of the property and is set over 3 metres from the closest neighbouring property, this aspect of the proposal is also not considered to severely overbear/ cause a significant loss of light and outlook to the neighbouring properties on either side. Accordingly, the proposal is considered to be acceptable in terms of UDP policy H14 and SPG guideline 5.

The windows in the proposed extension, which are set to the front and rear of the property, have clear glazing in them and afford outlooks onto the public highway and the rear garden. The rear windows are set over 22 metres from the rear shared boundary and as such, it is not considered that the proposed windows would overlook any private neighbouring gardens. The dormer windows are not considered to overlook any neighbouring properties and are acceptable in terms of UDP policy H14 and the SPG.

The side window in the western gable end is proposed as an obscure window and it is not therefore considered that this aspect of the proposal would have an adverse impact upon the living conditions of the neighbouring property. Accordingly, this is again considered to be acceptable in terms of UDP policy H14 and the SPG.

Highways Issues

The proposal seeks to increase the size of the existing living accommodation, rather than to increase the overall number of bedrooms. The property only has one off street car parking space. Although this is not ideal, further car parking space cannot be provided on site. It is not considered that the larger 3 bedroomed property would be any worse than the existing building in terms of its impact upon the safe flow of traffic along Ansell Road. Consequently, the proposal in this respect is considered to be acceptable with regards to UDP policy H14 and the NPPF.

SUMMARY

The proposed extensions and alterations to this property are considered to have been designed in a way that complements the scale, massing and detailing of the original building. Furthermore, as the proposal would mirror the changes that have been made to the only other detached property within the street, the proposal is also not considered to be harmful to the overall character and appearance of the wider street.

The proposed alterations are not considered to have a negative impact upon the living conditions of the neighbouring properties, or the safe flow of traffic along the highway. As such, it is considered that the proposal would be acceptable in terms of its siting, built form, scale, massing and design, and therefore, in terms of policies BE5, H14, CS74 and the National Planning Policy Framework.

With consideration being given to all other matters, it is recommended that the proposal is granted planning consent.

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